

Question & Answer

RFP 2014-04-Golf Course Kitchen and Repairs; Replacement of Appliances and refurbishing of the Restaurant and Casa Blanca Clubhouse

1. What is the budget estimate for the appliances (Part 1)?
What is the budget estimate for part 2 (Remodeling of the restaurant and club house)?

Webb County will not provide the amount budgeted for the project; this is so we can get the best competitive price.

2. Are the appliances to be commercial models only?

Appliances are to be commercial model

3. Is there a particular brand and model required to price for the appliances?

Wolf Brand or equal

4. Item #6 requests a grease trap (100 gals) to replace an existing grease trap. Need location of grease trap to locate plumbing to confirm plumbing is good.

We expect to have the grease trap replaced. Proposer is expected to locate and assess the condition of the plumbing needs to be included in pricing.

5. On the specifications/ scope of work for the ceiling there is a request that we replace ceiling yet we were advised that they have just been replaced and we do not need to replace them.

The expectation is that you replace any damaged ceiling with a good match.

6. On the specifications/scope of work for interior there is a request for construction of 10" cabinet /counter with glass front and sliding back doors with glass shelving. What is the size of the sliding back doors and what is the location of this 10' cabinet.

The request is for two pair of four foot sliding doors, The cabinet is to be located in the bar area.

7. Information on cabinets:

Width of cabinets: 18" upper cabinets and 24" lower cabinets

Which sides is to be glass: only front side will have glass

Type of glass: Safety glass

Type of sliding doors: Wood

Number of glass shelves: As appropriate

8. On the specifications/scope of work there is a request to sand and refinish all entry doors. The door to the main entrance is beyond sanding and refurbishing, do we replace the door with a new same style door? The outside doors are metal; do we replace the same with closures if required?

If main entrance is beyond sanding, replace the old door and hardware with same style.
Replace the old outside door with commercial grade metal doors, hardware and closures.

9. On the specifications/Scope of Work for flooring requests to provide and install flooring throughout; 1) Are you requesting where the carpet is located at the bar and restaurant only? 2) Do you want to replace the VCT tile or ceramic tile? 3) Do we price replacing carpet and refurbishing concrete floor with color stain?

Provide price for carpeting in the restaurant.
Install commercial grade VCT in the bar area with roll up core bases
Additionally, provide one or more alternatives to the carpet and the VCT and provide the price for the alternative.
Consider stained concrete as one alternative.

Was there carpet or what was the other area of the floor that is now concrete? Carpet has been removed from some of the flooring.

Is this due to water coming inside the building and causing damage? There has been no reported water damage to the floor.

10. At the walk in cooler: To replace the upper area of the walk in cooler; it looks like it has mold due to water leaks; will Webb County have an inspection for mold or do we include the mold inspection in the proposal; or do we price a new walk in cooler to replace existing after mold inspection is completed by Webb County

Webb County will test for mold and have it removed or treated if needed.
Replace the cooler with True Brand or equal.

11. Stucco walls at exit area from restaurant shows water damage. If walls have water damage do we repair cracked areas only or the complete wall?

Repair and refinish wall so it does not look patched.

12. The wall by the exiting canopy has gutter and a downspout; it will require an extension of the gutter to prevent more water damage, do we price as a separate line item.

Extend gutter as needed to prevent damage to the wall; replace gutter if extension will look bad. Identify if you will replace or extend as you price the alternative.

13. Was there water damage to the existing walls?

Minimal water damage has been reported to the existing walls

It has been suggested that if there is water damage from roof leaks that we seek to repair the leaks along with the other repairs that are being proposed.

We encourage the proposers to include an alternative cost to repair of roof leaks. We understand there has not been a complete evaluation of the roof.

14. Ceiling fan information:

Size of ceiling fans- 52 inch or larger if appropriate

Brand of ceiling fans- Better to best quality

Number of blades – as appropriate to size